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To: Katherine Sonnick & Jericho Planning Commission Date: June 2, 2016

Company: Town of Jericho

No. of Pages: 20

From: David Raphael, LandWorks

Re: Jericho Commercial District Project

☐ attachment/enclosure

Project Notes #2: Outcomes & Feedback from Public Workshop #1 and Questionnaire; Summary of Zoning Uses; and Discussion Items for 2nd Work Session with the Planning Commission

## 1. Workshop Summary Narrative

The Town of Jericho Planning Commission held a public workshop on May 11, 2016 to gather comments, ideas, and concerns relative to the town's Commercial District. The workshop was held at the warehouse adjacent to the Ace Hardware on Route 15 and was very well attended – almost 50 people showed up to participate. Additionally, the Town received comments by email from a few residents that were not able to attend the event.

The evening started with a summary overview of the Commercial District by the project consultant who reviewed the geography, character, natural resources, existing uses and conditions, parking, access, architecture and the built environment of the area. Immediately following this was a 'District Drive with the Town's Planners' with stops at Raceway Road, N. Main Street, Orr Road, Dollar General and Mountain High Pizza Pie. After the District Drive, participants returned to the warehouse for the workshop which included a powerpoint presentation and group work sessions. The groups discussed the following questions:

1) *Should the district be primarily commercial or mixed use (residential, commercial, institutional, conservation)?*

- o *What uses should be permitted uses?*
- o *What uses should be conditional uses?*
- o *What uses should be prohibited uses?*

2) *Should the district be something else entirely? (i.e. rural or medium density residential, with site plan approval for projects meeting certain standards, a conservation district to separate the 2 village centers, etc.?)*

3) *What is your vision for the Districts future?*

- o *Stay the same (it's working OK and it should evolve on its own)*



Copies to:

## Memo (continued)

- o Stay the same but with new standards to support alternative design and site development patterns such as 1) shared access and parking, 2) planned developments with internal parking and 3) site development not all aligned along the corridor.*
- o Support mixed uses (allow for light industrial, retail, office, institutional of a certain scale and design.*
- o Discourage or eliminate single lot/ single family residences (to encourage more density and different housing types within the district)*

*4) Is increased residential development a good fit here? Should uses not be specified and the district organized around how developments are designed and laid out in terms of site plan, scale and architecture?*

*5) How important is the scenery and views to your experience of the district? How important do you think it is to visitors?*

*6) Are there any particular vantage points, landmarks or view corridors that are worth preserving or maintaining?*

The following is a summary of the comments, feedback and responses that developed from the workshop. The response are organized into seven main categories that highlight the primary issues and opportunities as set forth by the workshop participants.

**Transportation:** The primary concern noted by the participants is the need to lower the speed limit in the district. There is a lot of interest in improving the walkability of the area and concern about conditions on Route 15. Participants noted issues with passing on right (especially at turn to Dollar General), people turning around in residential driveways and driving on lawn. Feedback on the location of a bike path is divided, some say on Route 15, other say on a path, although there was a concern that a bike path should not be in private back yards. Additionally, one participant noted that they like the vehicular approach to AutoSmith.

**Design Standards:** There were a number of topics and issues identified by participants that would generally fall under the category of design standards. These issues include: building height limit (no more than 3 stories); parking: (site-specific, shared lots, parking in back, not enough parking, careful consideration of location of parking lots); the importance of setbacks from road; the desire for developers to use energy efficient materials and sustainable construction in their projects; high regard for new construction that incorporates regional architectural styles and contributes the character of the district (including barn-like structures and no canopies), LID related topics including wastewater runoff (noting the desire for use of rain gardens and rain collection) and alternative



## Memo (continued)

landscaping, incorporating or encouraging the use of alternative energy sources such as wind and solar. Zoning topics such as performance standards and incentives/requirements for landscaping and parking should also be considered to implement the districts standards.

**District Boundaries:** Comments related to the boundaries include "existing residential area on south side should be re-zoned to Village", "re-zone South Main to residential, "same district from village to village except agriculture after Clarks" and "Good to end at Brown's Trace for "view to mountains and distinct end to district".

**Development:** What type of development belongs in the Commercial District (and where it belongs) was the most talked about topic at the workshop. This topic can be further divided by Residential Uses, Business Uses and Location Related Comments.

- Residential Uses: Participants stated, "Affordable housing but no big apartment buildings", "no single-family residences in COM", "Residential homes create a negative impact here", Senior Housing, and "No residential here", "Affordable and senior housing desired", Housing Options.
- Business Uses: No restaurant drive-thrus, encourage development that promotes health & wellness of citizens (in food, wares, jobs, services, housing, etc), consider an integrated approach to rather than "strictly scaling development to "light industrial" and then a few miles away "commercial", zoning to favor the small, local producer (commercial kitchen, packaging facility, ag business incubator, solar farm, "green" business while integrating public spaces such as parks, trails, community gardens, skate parks, etc.), more services.

## *"How about a bike/ski shop, a bakery, an Art Space for kids and adults?"*

- Location Related comments include: Concentrate on north side, clustered housing, future development is off Route 15.

**Infrastructure** is lacking in the Commercial District and one group mentioned the need to create a Master Plan to address these issues (3 phase power, water, roads and connections, public well is going away (???)). It was mentioned that Jericho East is putting water in and that Champlain Water should be brought to district. There is likely a need to build out over time with private/public partnerships.



## Memo (continued)

**Financial:** The groups discussed a number of items related to potential financial impacts or opportunities including the possibility of creating a TIF district, concern about building a tax base, that the district would be expensive to develop, and also the need to create job opportunities in Jericho and concern about attracting young people. One noted simply, "don't stop growth".

**Scenic:** Most participants found views VITAL to district and some would like to see funds put aside for improving access and public use and/or protecting open space. There is a need to identify what is truly scenic and important to preserve. Also noted was the importance of open land and greenspaces that contribute the scenic qualities of the district.

*One participant stated that "we talk about protecting rural character but don't do anything about it".*



Workshop 1 Photos



## Memo (continued)

### Comments from Workshop 1

Notes - Comments - Mentions - Boiled Down	Group 1	Group 2	Group 3	Totals	Category
Infrastructure needed if goal is to SPUR development (water, roads)	1			2	3 Infrastructure
Extend N Main St for more development there	1	1			2 Infrastructure
Bike to amenities (on or adjacent to Rt 15)	1			1	2 Policy
Development has costs (contamination, services, fire protection), open land costs less	1			1	2 Policy
Lower speed limit for Rt 15		1		1	2 Policy
Master Plan for area				2	2 Policy
Consider tax impacts - build the base vs increase costs (fire, infrastructure)	1				1 Policy
Attract young people	1				1 Policy
Scenery & views are vital to this district	2	1		2	5 Rural/Green
Discontinue (commercial or residential) development to retain countryside	2				2 Rural/Green
Keep development off Rt 15	1	1			2 Rural/Green
Cluster development to preserve open space		2			2 Rural/Green
Buffers and Setbacks on Rt 15 to increase green		1		1	2 Rural/Green
Do not develop past Browns Trace, keep view open		1		1	2 Rural/Green
Public purchase land to preserve essential open space/views	1				1 Rural/Green
Protect rural character, do it, not just say it	1				1 Rural/Green
Foliage on Rt 15				1	1 Rural/Green
Design standards, fits character	1	1		2	4 Standards
Walkability		2		1	3 Standards
Specific enough to be effective	1	1			2 Standards
Energy efficient buildings	1			1	2 Standards
No tall buildings	1	1			2 Standards
Limit building size	1	1			2 Standards
Parking regulated (not in back, shared, and/or not dominating, site specific)	1	1			2 Standards
Balance control & flexibility re: design	1				1 Standards
Autosmith building (original) is attractive - good role model	1				1 Standards
No big apartment buildings	1				1 Standards
Don't limit building size	1				1 Standards
Regulate lighting & landscaping	1				1 Standards
Commercial only	2	1		2	5 Use
Zone south side to residential (not commercial)		2		1	3 Use
Affordable housing would be nice	1	1			2 Use
Commercial vs. Industrial - what are we talking about?				1	1 Use
Drive thrus - not for restaurants		1			1 Use
No Walmart	1				1 Use
Local employment options would be nice	1				1 Use
Professional Services, medical (no trucks?)	1				1 Use
Senior housing would be nice		1			1 Use
Mixed use in district ok (residential & business)		1			1 Use

### Workshop Conclusion

Jericho has a unique situation in that the scenic qualities, views, and existing character are some of the most important considerations in the Commercial District. This provide an opportunity to implement and develop forward-thinking standards that preserve these qualities while concurrently promoting uses typical of a commercial area.

One question that remains, and was not clearly established from the workshop takeaways, was the public's desire for a mixed use district (and what type of residential options that might include) versus a typical commercial district.



## **Memo (continued)**

### **2. Summary of Questionnaire Responses**

In an effort to strengthen the public process and to collect additional comments a questionnaire/survey was developed as a leave-behind at the workshop. The questionnaire was posted online as a Google survey and feedback was collected for a period of almost 2 weeks (from May 11th to May 27th). The online survey received 72 responses and there were 2 hard copies returned to the Town Office. A summary of the questions and responses is below (organized by number of responses, high to low):

#### **1) Should the district be primarily commercial or mixed use (i.e. mix of residential, commercial, institutional, conservation)?**

- (41) Mixed use
- (11) Commercial
- (9) Conservation

Comments include:

- *Mixed use but no giant condo or apartment buildings.*
- *Mixed use mainly conservation, power grid supply (solar), food hub.*
- *Primarily light mix leaning toward conserving & small local business & "green" housing.*
- *Why do we need a commercial district? I don't think typical commercial use comports with the town plan goals.*
- *Residential and conservation.*
- *Commercial should take priority in the district.*
- *If it has to be developed make it small mix with lots of land saved.*

*If Rt 15 becomes a designated big rig/commercial corridor then mix use; otherwise strictly conserve land.*

#### **a) What uses should be permitted uses?**

- (13) Conservation
- (12) Commercial
- (9) Recreation, Retail, Doctors/Lawyers/Professional Services
- (8) Residential (also Co-housing, Eco-housing)
- (6) Food Processing
- (5) Residential, Restaurants, Institutional
- (4) Affordable Housing
- (3) Low Density Housing, Industrial, Light, Factory or Manufacturing
- (2) Solar, Warehouses, Waste water treatment facility
- (1) Small Business, Vehicle Sales, Permaculture, Home Based Business, Wildlife





## **Memo (continued)**

Pathways, Start up Space, Art, Wind, Grocery Store, Equipment Vendors, Town Garage, Sawmill, Lumber Yard

Comments include:

- *Things we actually need: more affordable housing, child care, etc. Things to entice more families and children to move to Jericho.*
- *Permitted uses should be fit in with the rural nature of the town. No box stores, no hazardous waste. Has the town considered an ordinance to disallow any establishment with more than 10 outlets, they do this in other states to limit box store, dollar store type development?*
- *What about a recreational facility... An ice rink would be ideal!*

### **b) What uses should be conditional uses? (Conditional uses are those that can be approved with certain relevant or appropriate conditions attached to the approval.)**

- (7) None
- (6) Industrial
- (5) Commercial
- (4) Large Multi-Family Dwellings, High-Density Residential, Retail
- (3) Residential
- (2) Restaurant, Sustainable Agriculture
- (1) All Uses, Quick Food Businesses, Hazardous Materials, Solar, Wind, Gas Station/Service Station, Auto Repair, Manufacturing, Schools, Meat Processing, Trucking, Malls, Bus/Taxi Terminal, Parking Garage, Institutional, Chain Business

Comments include:

- *Light commercial should be allowed on the condition that delivery hours/ hours of operation do not negatively affect residents. Further, there should be a condition that the development rely on green building practices as well as sustainable energy sources.*
- *I say reduce regulatory influence and process in the commercial area.*
- *I'd want to know that any business has a good plan for waste management, hazardous materials. Can we do that?*

### **c) What uses should be prohibited uses?**

- (11) Industrial (includes heavy or major industry) and Chain Stores, Markets, or Restaurants
- (6) Shopping Center/Mall (includes strip mall)
- (5) Large Retail
- (4) Loud or Nuisance Business; Condos, townhouses, apartment complexes; Gas Stations
- (3) Heavy Trucking; Slaughter House; None



## Memo (continued)

(2) Correctional, Prisons; Storage Units; Factory operating 2nd & 3rd shift; Adult stores or head shops; Garbage dumps, Landfill; Warehouses

(1) Two-Story Building; Anything creating pollution; Chemical Waste Storage Government Buildings; Military; Rental; Big Parking Lots; Any construction; Mono-culture, GMO Farming; Development; Anything unfriendly to the environment; Car Dealers; Large Parking Lots; Residential; Restaurant/Cafe; Zoos; Pig Farms; Religious; Town facilities; Commercial; Very very little; Non-local companies; Gun shops; Bars without restaurants; Nightclubs; Large movie theatre; Heavy manufacturing

Comments include:

- *None, encourage business*
- *Businesses should not be stand-alone, this is a waste of space*
- *Anything that detracts from quality of life, health, and community - like big box stores and single home suburbs. Industries that require large trucking should be prohibited due to traffic and noise. Avoid Williston like development.*

### **d) Should there be changes to the current listing of uses (permitted or conditional)? (see the Land Use and Development Regulations)**

(10) Yes

(5) No more chain stores

(5) Not sure/don't know

(2) No

Comments include:

- *Please keep some open spaces for horseback riding.*
- *Less regulations in all areas by government*
- *I think that we can afford to remove the no-drive through rules.*
- *Yes, we need to be more thorough and careful when considering large scale developments.*
- *Town really needs to address the traffic issues throughout town before re-writing zoning on one area. Any development will bring more cars - while traffic patterns on smaller roads are too fast and too many big rigs. Maybe a truck route only on major highways?*

***Development should take place in the already "developed" areas rather than scattering businesses along a road front.***

### **e) Other?**

- *Please, please no box stores, no single use buildings. Please preserve open, green spaces and create more spaces for the community to walk, bike etc. Also the traffic and speeding needs to be addressed before any development happens. The increase in big trucks will continue to affect quality of life for all*





## Memo (continued)

*the roads and residents.*

- *Please address and remedy high traffic throughout town.*
- *Any plan must value paths and side walks and parks for bikers and pedestrians.*
- *More recreation please*
- *Connect the town with bike lanes and side walks*
- *Traffic control & calming*
- *Big rig and commercial trucking traffics needs to be addressed before any development. The town is too busy already with speeding vehicles.*
- *More commercial*
- *There is too much big traffic on all roads. If there is a commercial district then Rt 15 should be a designated road for the large trucks.*
- *I'm less concerned about uses (in general) than I am in the aesthetic. The Form Based Code as created for the Riverside area is perfect.*
- *Let the market place decide.*
- *Would welcome renewable energy work (eg solar farm) in the district.*
- *Don't fill the space with businesses. Save that for the village centers.*
- *Truck route on major road ways only to reduce traffic impact on smaller roads through out town - like skunk hollow, barber farm, gov peck etc.*
- *All consideration should be given to retaining rural natural characteristics. No more dollar generals. Ugh.*
- *Please widen the roads (skunk hollow & 15) a turning lane on 15 would be great*

## **2) Should the district be something else entirely? (i.e. rural or medium density residential, with site plan approval for projects meeting certain standards, a conservation district to separate the 2 village centers, etc.?)**

(13) No

(11) Conservation

(2) Rural

(3) Rural Residential

(1) Affordable housing, Green space and recreation, Open space, Re-forested, Recreation

Comments include:

- *Rural, separating the two centers would be nice*
- *Proximity to route 15 is the primary reason to treat this differently. People need jobs, it would be great if they were in town.*
- *We need more services. Helps the tax base. Provides more entry level jobs for young people*
- *Conservation District - YES! How about an intervale-like property that is an incubator for agriculture?*
- *Commercial; however, no polluting manufacturers.*
- *Encourage growth*

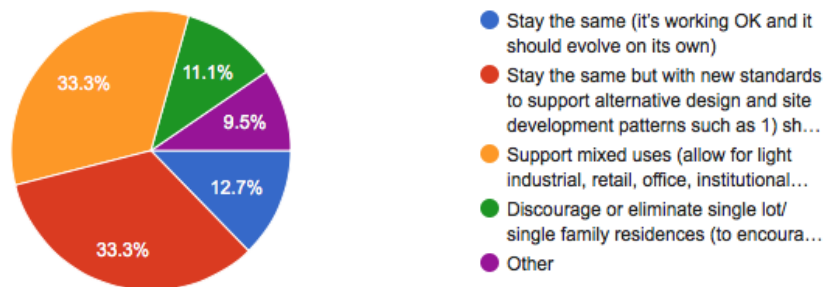


### Memo (continued)

- *Keep it rural and open land. If there is going to be development include paths, parks, and places to gather*
- *I think some of the land should be conserved. Especially the field across from Jerihill, and the field past Clarks, with the view of the Mt.*
- *I would LOVE to see a pedestrian/bike corridor between Jericho Elementary/JCaT and Underhill Central schools, and a good bike lane from Clarke's Truck stop, all the way down Browns Trace, past MMU and to the village center, so that biking, walking, running and strolling can be safe. I would like to be able to walk from Autosmith to the DRML library, or even walk from Jericho East to UID/DRML/BRMS without taking my life into my own hands, crossing that 50 mph bridge. We must keep sight of the fact that the town is made up of people, and should serve the people, whether they are driving, biking, or walking. Safe routes to schools, libraries, retailers, restaurants, etc. are essential. This will also allow teenagers and others to get to jobs without a car, and will benefit us all.*

### 3) What is your vision for the District's future? (Please mark your selection below)

(63 responses)



4) Can you name an area that describes your vision, such as Hinesburg, Essex or South Burlington?

(15) Hinesburg

(9) Richmond

(5) Waitsfield

(3) Bristol

(2) Jeffersonville

(2) Woodstock

(1) Milton TIF, Hannaford Plaza (New North End), Lang Farm (Essex), Wiliston rd between Kennedy Drive in South Burlington and Route 2 in williston, Williston off of Zephyr Drive, Colchester corner of Kellogg Road, where McGillicuddy's is. Shelburne Village, Middlebury, Windsor, Europe, Vergennes, Fairfax

Comments include:

- *We shouldn't try to copy anyone*
- *Definitely not South Burlington or Essex as the character of each has dramatically changed the character of each removing the "neighborhood" and focusing on commercial growth*



## Memo (continued)

- *Consult with Preservation Vermont on development grants to avoid sprawl and retain character.*
- *It should be similar to the industrial districts along Williston Rd in South Burlington and Williston.*
- *Emphasis should be RURAL and within the culture of Vermont - not New Jersey.*

**5) Is increased residential development a good fit here? Should uses not be specified and the district organized around how developments are designed and laid out in terms of site plan, scale and architecture; and how they “perform” in terms of traffic, environmental and offsite impacts.**

- (11) Yes
- (8) No
- (4) Possibly
- (3) Uses should definitely be specified
- (2) Don't specify uses, No more residential development
- (1) Only in high density form, Only if its sustainable co-housing, Only if it includes green space, Only if mixed use, No condos or subdivisions, Value thoughtful development

Comments include:

- *Residential is a problem because it may not be compatible with industry. Other than that, a form based code could work.*
- *Yes, more affordable housing, please! We have bus service now; so Jericho is not as isolated.*
- *Homes are always good. Avoid condos, townhouses or apartment complexes as these will deteriorate over time and negatively affect the esthetics of the area.*
- *No more residential.*
- *Main focus should be zero impact on the environment, site plan and architecture are important as well. Buildings like autosmith(barn like) are good for the look of things, furthermore they should be aligned towards the sun and designed and built to take advantage of passive solar energies.*
- *We already have three village centers why are we adding more development outside these areas?*
- *Rt.15 can not handle any large scale development. Open space protection paramount. Once you lose it, it's gone for good.*

**6) How important is the scenery and views to your experience of the district? How important do you think it is to visitors?**

- (49) Extremely/Very Important
- (8) Important
- (3) Not Important
- (1) Somewhat Important



## Memo (continued)

Comments include:

- *Visitors like looking at leafs and mountains, they buy knicknacks and experiences but don't live here, we should encourage business development to balance our tourism heavy economy. The view should be considered when development occurs but should not stand in the way of a good project.*
- *Loaded question. Visitors don't come to Jericho for our views or scenery. Commercial is key for both visitors and the town.*
- *The real "view" in that stretch is of Mount Mansfield from the road.*
- *Very important. Jericho isn't S. Burlington. It should be designed and used in such a way that provides opportunities for working locally without overly sacrificing the quiet and green space.*

### **7) Are there any particular vantage points, landmarks or view corridors that are worth preserving or maintaining?**

- (14) All
- (12) Mt Mansfield
- (10) Waterways, green spaces, open spaces
- (8) Mills Riverside Park
- (6) The mountains
- (5) No
- (4) All of Route 15
- (3) Ag views
- (1) Access and view to the cemetery, All of North Main Street, Browns Trace to the bridge, Skylines, Church steeple between Ace and Dollar Store, Brown's Trace to River Road

Comments include:

- *If we are going to restrict development because of a view we should be compensated by the rest of the county for keeping it open, otherwise we should pursue a balanced growth plan that includes commercial and industrial development.*
- *Yes.. it is hard to name them all. There is value to a hay field, a forested hill, etc.*
- *Perhaps the view of Mt mansfield by the Mills River Park, people stop there all the time to look at the mountain.*

*All of them. Please be mindful of our landscape. Fields and mountain views and skies. We don't need more light pollution.*



**Memo (continued)**

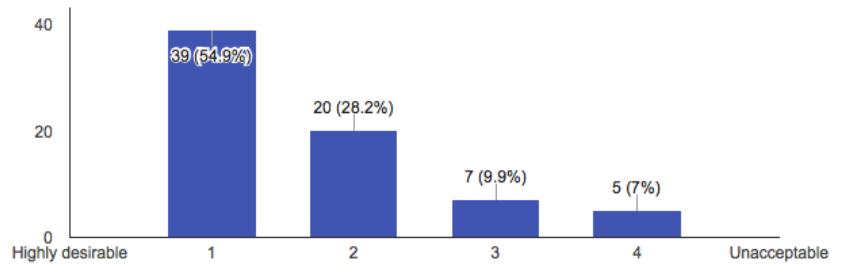
The rating scale for questions 8 -17 is as follows:

1 - Highly Desirable, 2 - Desirable, 3 - Acceptable, 4 - Unacceptable



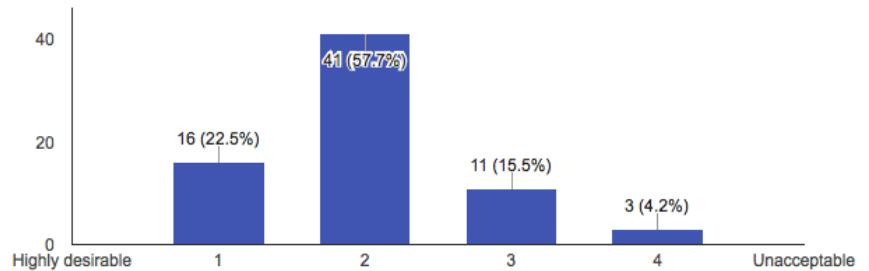
8) In terms of design and development patterns for the district, rate the following example of architecture and site development as:

(71 responses)



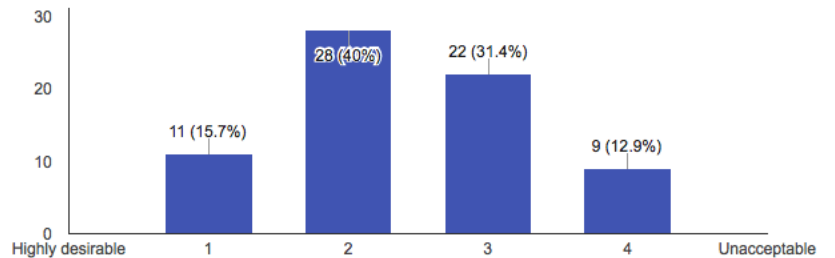
9) In terms of design and development patterns for the district, rate the following architecture and site development as:

(71 responses)



10) In terms of design and development patterns for the district, rate the following architecture and site development as:

(70 responses)



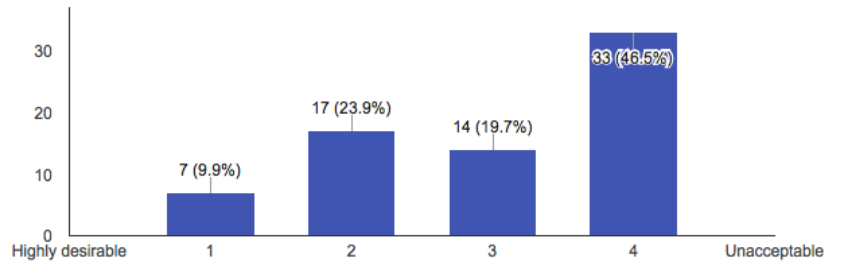


## Memo (continued)



11) In terms of design and development patterns for the district, rate the following architecture and site development as:

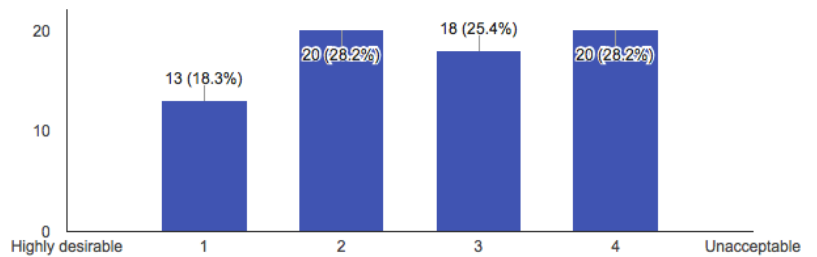
(71 responses)



Commercial, approximately 9,600 sf

12) In terms of the sizes of buildings, would this building and its footprint size be:

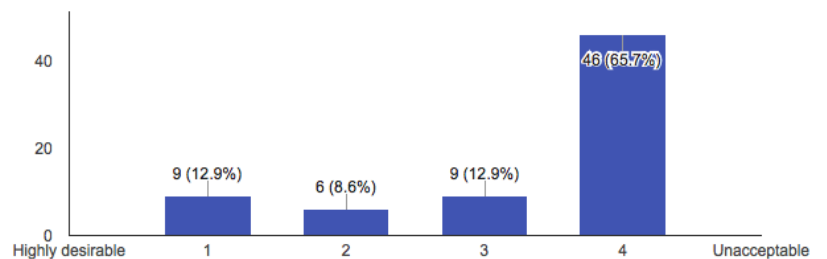
(71 responses)



Grocery Store, approximately 44,000 sf

13) In terms of the sizes of buildings, would this building and its footprint size be:

(70 responses)





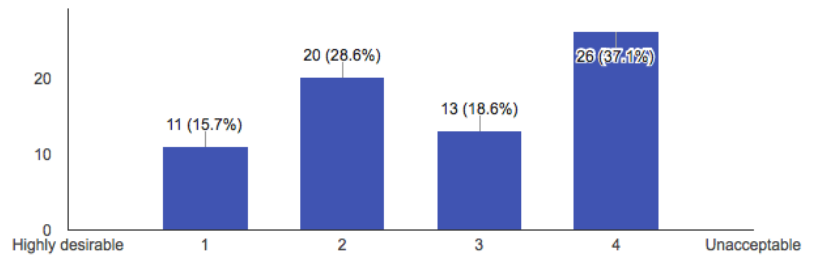
## Memo (continued)



Drugstore, approximately 11,000 sf

14) In terms of the sizes of buildings, would this building and its footprint size be:

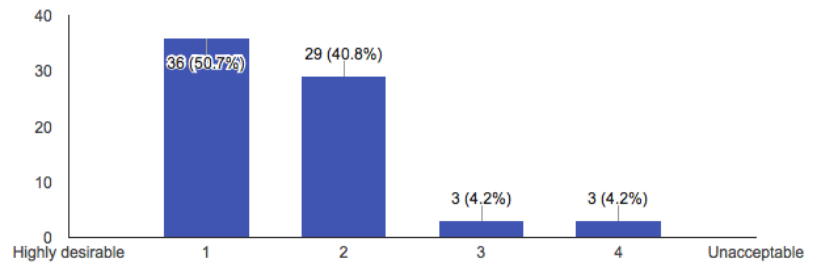
(70 responses)



Bank, approximately 1,600 sf

15) In terms of the sizes of buildings, would this building and its footprint size be:

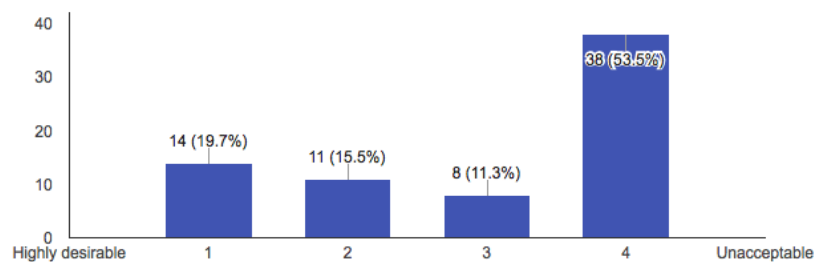
(71 responses)



Chain Restaurant, approximately 3,600 sf

16) In terms of the sizes of buildings, would this building and its footprint size be:

(71 responses)



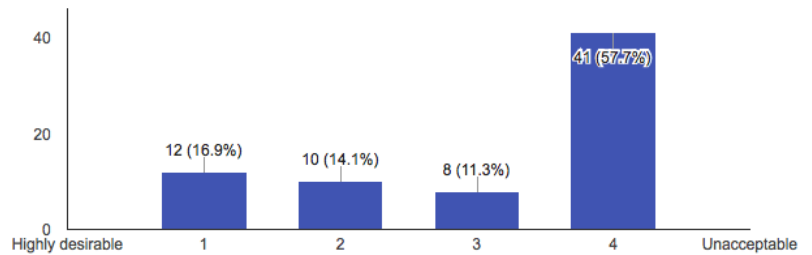
## Memo (continued)



Mixed use development with stores and smaller grocery store, approximately 22,500 sf

17) In terms of the sizes of buildings, would this building and its footprint size be:

(71 responses)



### Questionnaire/Survey Conclusion

The questionnaire/survey yields the conclusion that the majority of respondents would like to see the Commercial District incorporate a mix of uses. Again, there is a strong focus on the aesthetics of the district and a strongly expressed desire to protect open spaces and greenspaces, to encourage recreational opportunities and to promote businesses and environments that contribute to the health and wellbeing of Jericho's residents. Conservation should be a permitted use and is mentioned in a number of places throughout the survey, specifically and somewhat surprisingly, on Question #2 ("Should the district be something else entirely?") where the second highest response was conservation. Most respondents also agreed that heavy industrial uses, large shopping centers, large retail, apartment buildings should not be permitted in the district.

In terms of architectural styles and building footprints, the agricultural use (with associated buildings) was the most highly desired of the options presented for design and development patterns (with the barn-like Bisbee's Hardware building a close second. Respondents overwhelmingly voted against a large-scale grocery store (44,000 sf) with parking in front. A bank with a footprint of 1,600 sf was the most favored footprint size - although as one participant noted - this is something that they would like to see sited in one of Jericho's Village Centers instead.



### **3. Notes about Uses in VIL/VCTR & COM**

The following lists are summaries of the uses table for the Village, Village Center and Commercial Districts contained within the 2015 Land Use and Development Regulations. LandWorks reviewed the table to identify overlapping uses among the districts and to highlight uses that are specific to only the Commercial District.

#### **Agriculture**

- Ag is allowed throughout all districts
- Vet office (professional service) is conditional throughout these districts
- Same for stables
- Same for Garden Center accessory to farm

#### **Residential**

- Residential uses are (for the most part) Conditional in the COM.
- Senior Housing is not allowed in the COM.

#### **Commercial**

- Hotels/motels conditional in COM/VCTR
- Inns & B&Bs permitted throughout each of these districts.
- Retail uses permitted throughout but reviewed by size and type (General vs. Specialty Store). COM & VCTR are similarly zoned for this.
- Farmers Market permitted throughout these districts
- Small garden centers conditional or permitted throughout. Larger (>3,000 sf) Permitted in COM
- Gallery/Studio/Museum permitted in COM, conditional (or permitted) elsewhere
- Mobile home sales in COM ONLY
- Motor Vehicle sales in COM ONLY
- Fuel sales in COM ONLY
- Financial Institutions in COM/VCTR
- Restaurants in COM/VCTR
- Catering throughout districts
- Personal/Professional Service primarily in COM & VCTR. Again based on size and type (Type 1 or Type 2)
- Motor vehicle repair and Car Wash Conditional in COM/VCTR
- General recreation is Conditional throughout districts
- Passive allowed throughout these districts
- Gymnasium Permitted in COM & VCTR. Conditional in VIL



## **Memo (continued)**

### **Industrial**

- All manufacturing (Heavy, Light, Research & Development, Wholesale or Warehousing, Contractor Yard) and Junk Yards are Conditional in COM.
- Light manufacturing and Research & Development also conditional in VCTR

### **Institutional**

- Daycare permitted throughout
- Schools are Conditional in COM and VIL. Permitted in VCTR
- Hospice is Conditional in COM.
- Same for Nursing Home Facility and Club (these uses are throughout the districts)
- Dormitory/Hostel Permitted throughout

**Accessory Structures and Uses** – Permitted or Allowed throughout the districts

### **OVERLAPPING USES (but not necessarily the same permitting process i.e. Allowed/Conditional/Permitted):**

- 1) Agriculture (including veterinary office, stable, garden center accessory to farm)
- 2) Residential
- 3) Inns & B&Bs
- 4) Retail
- 5) Farmer's Market & Small Garden Center
- 6) Small (<3,000 sf) Gallery, Studio, Museum
- 7) Catering
- 8) General and passive recreation
- 9) Daycare
- 10) Schools
- 11) Dormitory/Hostel
- 12) Accessory Structures & Uses

### **COMMERCIAL DISTRICT ONLY USES (maybe Allowed, Permitted or Conditional):**

1. Motor Home
2. Motor Vehicle
3. Fuel Sales
4. Heavy Manufacturing
5. Wholesale or warehousing
6. Contractor Yard
7. Junk Yard



#### **4. Overall Takeaways & Challenges that Remain**

1. Address/discuss conflict between desire for commercial or mixed use development and conservation.
2. District boundaries
3. Address uses and overlap between districts
4. Discuss overlay and/or standards for landscape/scenic quality
5. Look at how list would/could develop under current zoning and under revised zoning (to be developed).
6. Look at the District "geography and development pattern" (see current footprint graphic on next page).
7. Future provisions for residential development.





Figure Ground with Aerial

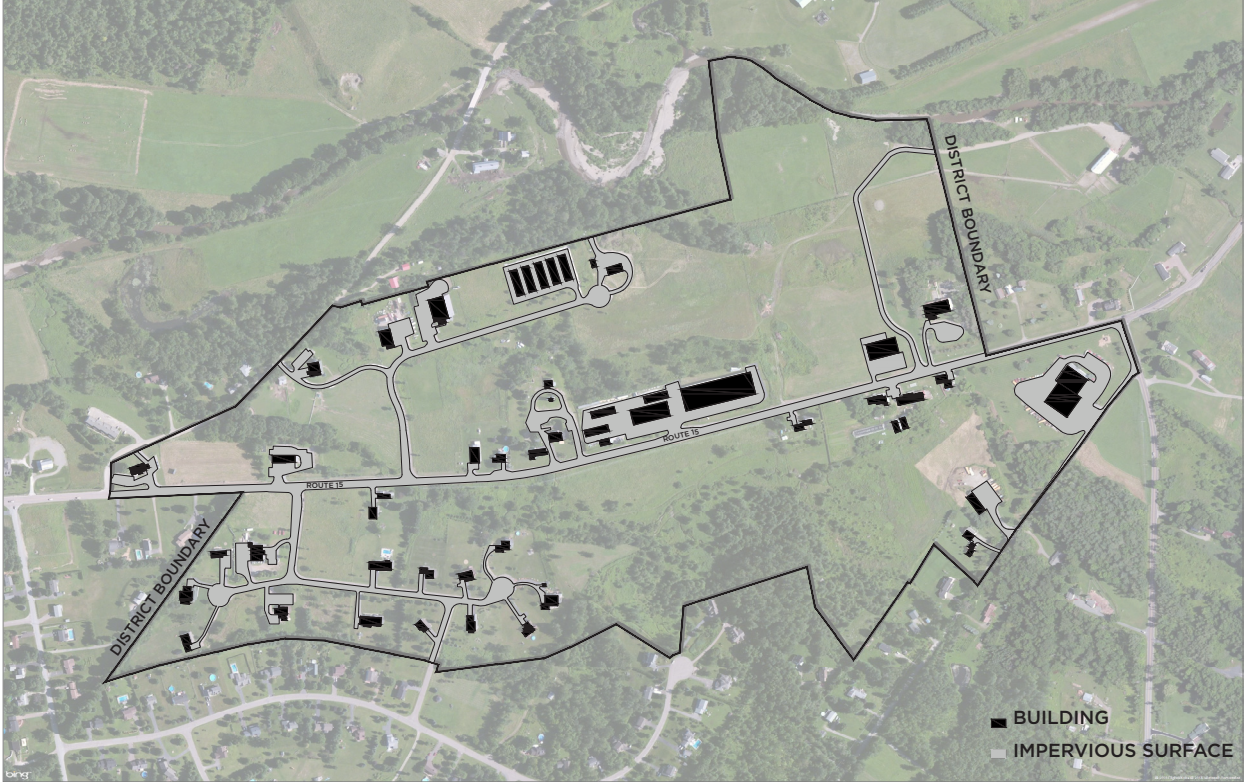
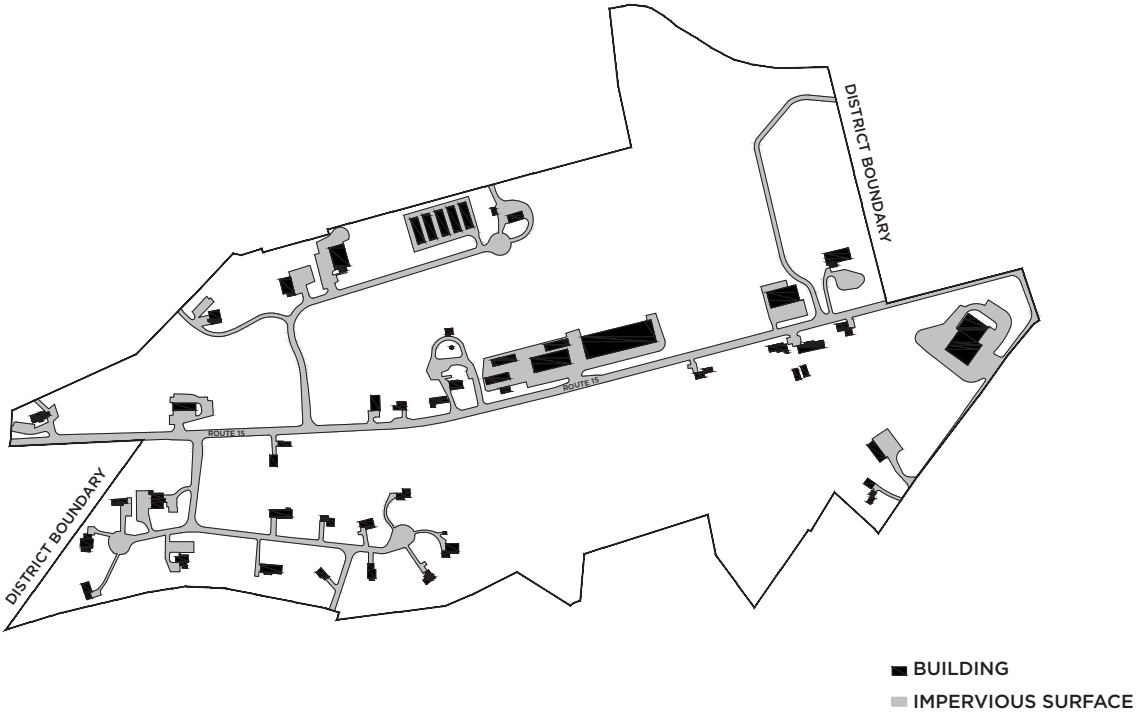


Figure Ground



**JERICO COMMERCIAL DISTRICT**  
EXISTING CONDITIONS: FIGURE GROUND OF BUILDINGS & IMPERVIOUS SURFACES